



# ***BLIGHTED PROPERTY REVIEW COMMITTEE***

## **CERTIFICATION & DETERMINATION HEARING**

**THURSDAY, JUNE 20, 2013**

**COUNCIL CHAMBERS at 6:00 p.m.**

### **AGENDA**

**All parties wishing to testify must register with the  
BPRC Solicitor before the hearing begins.**

#### **I. Call to Order**

**6:00p.m.**

#### **II. Purpose**

In accordance with the Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the City of Reading Blighted Property Review Committee Ordinance #106-2012 ("Ordinance"), the City of Reading has determined that the properties listed on this agenda meet the legal definition of "blight" by exhibiting one or more of the following twelve conditions listed in the Ordinance. As prescribed by the Ordinance, the City of Reading's Blighted Property Review Committee (BPRC) is meeting to review the reports of the Building/Trades Division and the Property Maintenance Division on your property to determine whether it, in fact, meets the definition of blight and can be determined or certified as a blighted property.

As described in the Ordinance, if your property is determined or certified as blighted, the BPRC will issue an Order which will provide you with approximately 60 days to rehabilitate the property to correct/remove the cause of blight certification, or follow the designated alternative remedy. At the hearing the BPRC shall render a final Order which shall be mailed to the property owner. If you fail to comply with the final BPRC Certification Order, the property will then be certified to the Reading Redevelopment Authority by the Planning Commission for acquisition of the property through voluntary sale or the use of the Authority's power of eminent domain.

### **III. Removal From List –**

- 1. 249 Blair St., Florian Satu & Silviu Povoroznic owners, 938 Joan Ter, Rdg.**
- 2. 522 Heine, Chai-Chanh Liu owner, Rosemead CA**
- 3. 49 Arlington, Kim Waldron owner, 49 Arlington St., Rdg**
- 4. 1715 Haak, Desiree Concepcion owner 1715 Haak St. Rdg**
- 5. 526 Douglass, Edner Casimir owner, Brooklyn NY**
- 6. 1236 Carbon, Diana Munoz owner, 1236 Carbon St, Rdg**

### **IV. Certification Hearing**

- 1. 143 W. Green St, Yvette Richardson, owner, 143 W. Green St, Rdg, 19601, purchased Aug 1995; *tabled at April Certif. Hearing***

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to certify 143 W. Green St as a blighted property or to remove it from the target list.

- 2. 1627 N 10<sup>th</sup> St, Rosa Juan C Cantres, PO Box 13775 Reading Pa 19612, purchased July 2005; *tabled at April Certif. Hearing***

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to certify 1627 M 10<sup>th</sup> St as a blighted property or to remove it from the target list.
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- 3. 225 S 12<sup>th</sup> St, Alexis Hallums, owner, 225 S 12<sup>th</sup> St, Rdg, 19601 purchased July 2006; *Tabled at the April Certif. Hearing***

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)

5. BPRC Vote and Announcement of Decision

- Due to the findings from City staff, the Chair requests a motion to certify 225 S. 12<sup>th</sup> St as a blighted property or to remove it from the target list.

## **V. Determination Hearing**

**1. 211 Gerry St., Harvey, Mary and Kenneth Moyer, owners, 301 S Wyomissing Ave Shillington Pa 19607 no purchase date listed; *Tabled at the March Hearing and April Hearings***

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 211 Gerry St as a blighted property or to remove it from the target list.

**2. 1729 Centre Ave., Tropic Holdings LLC, owners, 418 Moss St, Rdg, 19604, purchase date June 2010; *Tabled at February Determination Hearing***

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 1729 Centre Ave as a blighted property or to remove it from the target list.

**3. 119 Windsor St, Robert Bryant Jr, owner, 340 E Poplar St, York, 17402, purchased April 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 119 Windsor St as a blighted property or to remove it from the target list.

**4. 221 Greenwich St, Berks Restoration & Rehabilitation LLC, owner, 221 Greenwoch St, purchased April 2013**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 221 Greenwich St as a blighted property or to remove it from the target list.

**5. 1057 N 9<sup>th</sup> St, William Reinhart, owner, 1136 Dunkelberger Rd Leesport PA 19533, no purchase date listed**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 1057 N 9th St as a blighted property or to remove it from the target list.

**6. 754 N 9<sup>th</sup> St, Jose Luna Espinal, owner 806 Summit Chase Dr., West Reading 19611, purchased August 2008**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 754 N 9<sup>th</sup> St as a blighted property or to remove it from the target list.

**7. 700 N 10<sup>th</sup> St, Mercedes Rodriguez, PO Box 12866, Reading 19612, purchased March 2004**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 700 N 10<sup>th</sup> St as a blighted property or to remove it from the target list.

**8 516 N 9<sup>th</sup> St, Jose Munoz, owner, 507 N 14<sup>th</sup> St, Reading 19604, purchased March 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 516 N 9<sup>th</sup> St as a blighted property or to remove it from the target list.

**9. 604 N 9<sup>th</sup> St, Livin Rodriguez, owner, 631 Elm St, Reading 19601, purchased June 2011**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 604 N 9<sup>th</sup> St as a blighted property or to remove it from the target list.

**10. 245 Pear St, Ventura and Tracy Norman, owners, 2253 Corte San Simeon, Chula Vista CA 91914, purchased December 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 245 Pear St as a blighted property or to remove it from the target list.

**11. 311 Hollenbach St, Marie Chevannes, owners, 813 Spring St, 19601, purchased February 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 311 Hollenbach St as a blighted property or to remove it from the target list.

**12. 1536 Perkioman Ave, Bruce and Lisa Hill, owners, 101 Dautrich Rd, Reading 19606, purchased August 2000**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 1536 Perkiomen Ave as a blighted property or to remove it from the target list.

**13. 1222 Chestnut St, Vital Batista, owners, 317 Cedar Reading 19601, purchased March 2013**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 1222 Chestnut St as a blighted property or to remove it from the target list.

**14. 1031 Windsor St, Marie Josee Buerrier, owners, 772 W. Btadley St, West Hempstead NY 11552, purchased August 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 1031 Windsor St as a blighted property or to remove it from the target list.

**15. 1035 Muhlenberg St, Ann Burgos, owners, 1035 Muhlenberg St 19602, purchased September 2003**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 1035 Muhlenberg St as a blighted property or to remove it from the target list.

**16. 316 Mulberry St, L & R Homes LLC, owners, 1047 Brighton Beach Ave Suite 2, Brooklyn NY 11235 purchased November 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 316 Mulberry St as a blighted property or to remove it from the target list.

**17. 40 S 10<sup>th</sup> St, Arthur Horwedel, owners, PO Box 13421 Reading 19612, purchased December 2006**

1. Oath to all presenting testimony
2. Findings of Fact & Presentation of Evidence – City Staff
3. Testimony from Property Owner (5 minute limitation)
4. Public Comment (5 minute limitation)
5. BPRC Vote and Announcement of Decision
  - Due to the findings from City staff, the Chair requests a motion to determine 40 S 10<sup>th</sup> St as a blighted property or to remove it from the target list.